This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater is $180,000.00.

Affiant

Subscribed and sworn before me this the 4th day of June, 2019.

Notary Public
My commission expires: 12/1/2020

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Karen Johnson Davidson County
Batch# 238956 DEEDWARR
06/05/2019 10:35:37 AM 2 pgs
Fees: $13.00 Taxes: $666.00
20190605-0053723

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Erica Hernandez	Quicken Loans Inc.	119-15-0 037.00
3114 Lake Park Drive	1050 Woodward Ave	
Nashville, TN 37211	Detroit, MI 48226-1906	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JOHN D. PORTER, A SINGLE MAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to ERICA HERNANDEZ, A SINGLE WOMAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 49 on the Map of Section Two Southlake, as of record in Book 2083, page 84, Register's Office for said County, to which plan reference is here made for a more complete description.

Being the same property conveyed to John D. Porter by deed from the Estate of Juanita S. Wright, a/k/a Evelyn J. Wright, dated 02/28/1994, of record in Book 9264, page 381, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 3114 Lake Park Drive, Nashville, TN 37211.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 4th day of June, 2019.

John D. Porter

John D. Porter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, John D. Porter, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 4th day of June, 2019.

My commission expires: 9/18/22

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 18, 2022